

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 29 April 2021, 9.30am – 10am
LOCATION	Teleconference

BRIEFING MATTER

PPSSSH-57 – GEORGES RIVER – DA2021/0024

124 Forest Road HURSTVILLE 2220

Demolition works and construction of a mixed-use development comprising retail and shop top housing. The application will be determined by the Sydney South Planning Panel.

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair),
APOLOGIES	Stuart McDonald, Con Hindi, Nick Katris
DECLARATIONS OF INTEREST	Heather Warton - I have a Conflict of interest (as I do work for the council on contract, also I am friends with the assessment planner).

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Linley Love, Monica Wernej
OTHER	Michelle Burns, Leanne Harris

KEY ISSUES DISCUSSED

- VPA enables increased height and FSR
- Site has split height (46.5m and 34.5m) and FSR (4:1) across the site. Exceeds height controls
- Commercial floor space is required on this site and there is shortfall (cl 4.6 submitted) however consideration of commercial uses on upper levels should be explored.
- Active street frontages require direct entries from the street to activate it.
- Site specific DCP controls need to be more fully explored:
 - Setbacks
 - Tower alignment
 - Through site links to publicly accessible open space
 - A public domain plan
- Non-compliance with SEPP 65 ADG.
 - Lack of communal open space needs resolution
 - Apartment layouts/dimensions required
 - Balcony sizes, layouts and usability to be addressed
 - Building separation (not 9m) and visual privacy to be addressed
- Resolution of the following issues:
 - Traffic

Planning Panels Secretariat

- Detailed site investigation report (SEPP55)
- Drainage and stormwater
- Waste management

TENTATIVE PANEL MEETING DATE: N/A

Planning Panels Secretariat

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